

COMMITTEE AMENDMENT FORM

DATE: 02/28/07

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #07-O-0146 SECTION (S)

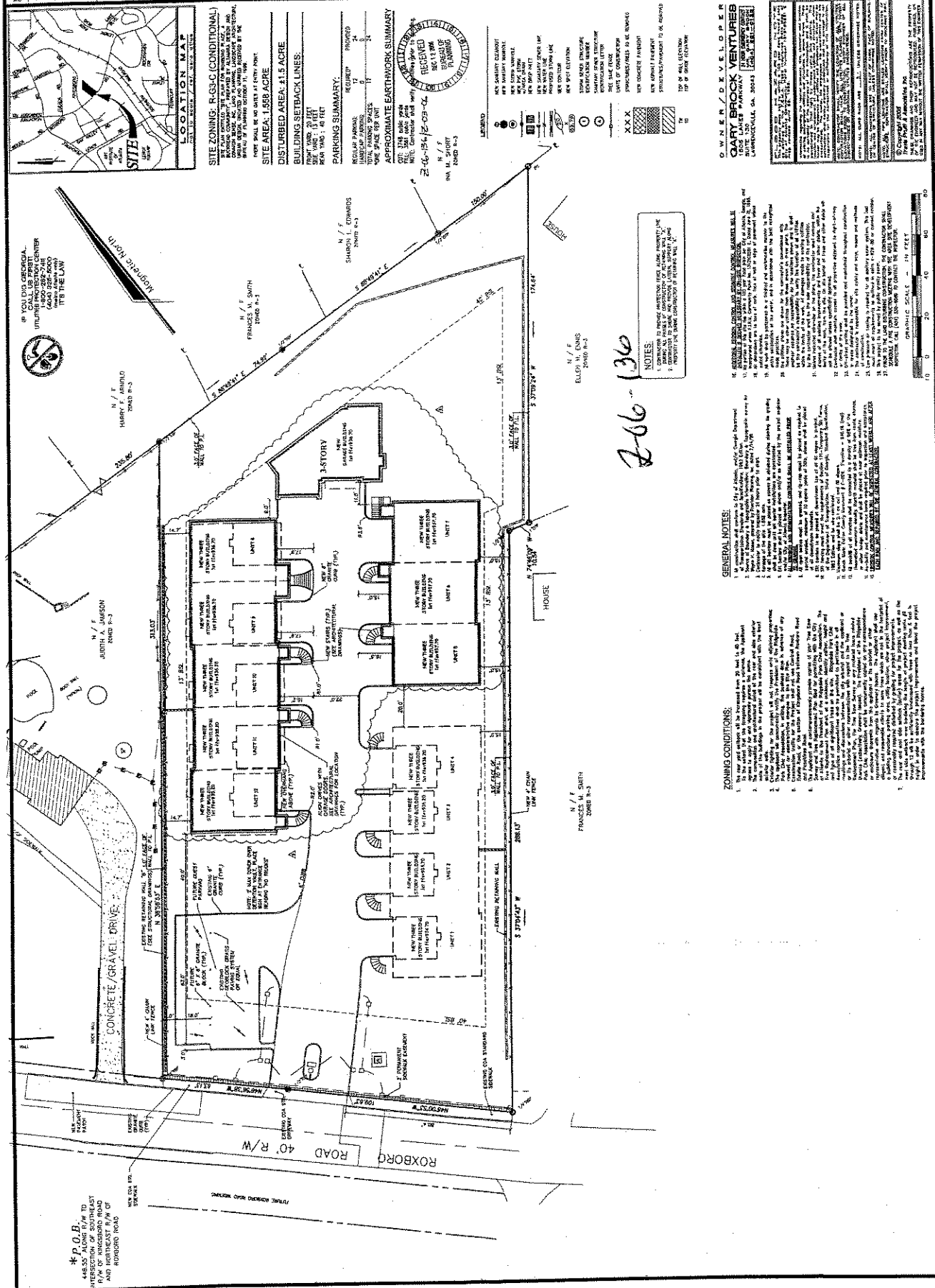
RESOLUTION I. D. #07-R- PARA.

AMENDS THE LEGISLATION BY ADDING ONE (1) CONDITION, A SITE
PLAN RECEIVED BY YHE BUREAU OF PLANNING 12/12/06.

AMENDMENT DONE BY COUNCIL STAFF 02/28/07

CONDITIONS FOR Z-06-136 for 3475 Roxboro Road, N.E.

1. Site plan titled "Site Plan for Roxboro Place", stamped received by the Bureau of Planning on 12/12/06.



City Council
Atlanta, Georgia

07- 0 -0146

Z-06-136/Z-03-06

Date Filed: 12-12-06

AN ORDINANCE

BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE 03-O-0423 (Z-03-06/Z-99-48) ADOPTED BY CITY COUNCIL ON MAY 5, 2003 AND APPROVED BY THE MAYOR ON MAY 13, 2003, FOR PROPERTY REZONED FROM THE R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE RG-3-C (RESIDENTIAL GENERAL-SECTOR 3-CONDITIONAL) DISTRICT, PROPERTY LOCATED AT 3475 ROXBORO ROAD, N.E. FOR THE PURPOSE OF A SITE PLAN AMENDMENT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the currently adopted site plan governing the development approved by **ORDINANCE 03-O-0423** is hereby deleted and a revised site plan is hereby adopted in lieu thereof.

ALL THAT TRACT or parcel of land lying and being Land Lot 9, 17th Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

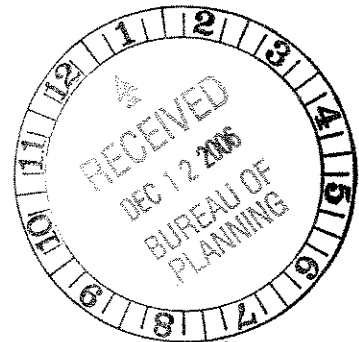
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 9, 17th Land District, City of Atlanta, Fulton County, Georgia, containing 1.558 acres as shown on that certain Boundary and Topographic Survey for Wayne H. Mason and Gary Brock dated July 14, 1999, prepared by Precision Planning, Inc., Randall W. Dixon, GRLS # 1678 and being more particularly described according to said survey as follows:

BEGINNING at a ½ inch rebar found on the northeasterly right of way line of Roxboro Road (40 foot right of way), which point is located 448.55 feet southeasterly along said right of way line from its point of intersection with the southeasterly right of way line of Kingsboro Road and the northeasterly right of way line of Roxboro Road; thence leaving said right of way line run North 36 degrees 58 minutes 53 seconds East a distance of 313.03 feet to a point marked by a ½ inch rebar found; run thence South 88 degrees 49 minutes 41 seconds East a distance of 224.92 feet to a point marked by an iron pin set; run thence South 37 degrees 09 minutes 24 seconds West a distance of 174.64 feet to a point marked by a 1-inch open top pipe; run thence North 74 degrees 46 minutes 09 seconds West a distance of 10.54 feet to a point marked by a ½ inch rebar found; run thence South 37 degrees 04 minutes 43 seconds West a distance of 286.13 feet to a point marked by a ¼ inch rebar found on the northeasterly right of way line of Roxboro Road (40 foot right of way); thence along said right of way line run North 46 degrees 00 minutes 53 seconds West a distance of 109.63 feet to a point marked by a ½ inch rebar found; continuing along said right of way line North 46 degrees 56 minutes 38 seconds West a distance of 63.13 feet to a point marked by a ½ inch rebar found, which point marks the TRUE PLACE OR POINT OF BEGINNING.

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Z-06-136/Z-03-06